FOR SALE

3 WEST VIEW, EARSDON NE25 9LJ
£250,000



2 BEDROOM HOUSE - MID TERRACE

- BEAUTIFUL TWO BEDROOM MID TERRACE PROPERTY
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM
- CONTEMPORARY BATHROOM WC
- GARAGE
- BEAUTIFUL FRONT GARDEN & REAR YARD
- EPC RATING D

VIEW PROPERTY

ENTRANCE HALLWAY
3'1" x 3'2"

LOUNGE
15'8" x 14'8"

KITCHEN DINER
8'4" x 16'0"

UTILITY ROOM
9'3" x 6'2"

BATHROOM WC
11'7" x 6'0"

LANDING
3'3" x 8'2"

BEDROOM
15'9" x 8'6"

BEDROOM
12'1" x 4'9"

GARAGE
11'8" x 10'10"

FRONT GARDEN

REAR YARD

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Embleys are proud to offer to the sale market, this immaculately presented mid terrace house which is perfectly located in a sought after residential area. It boasts an array of contemporary features with period charm, has beautiful rural views over Earsdon allotments and surrounding fields, and is ideal for a range of buyers.

With over 680 square feet of accommodation set over two floors, this beautiful property consists of an entrance hallway with stairs up to the first floor and door to the spacious lounge. The open plan kitchen diner has a two seater breakfast bar, space for a dining table and benefits from a range of units with contrasting worktops, single oven and induction hob. There is also a utility room with further units, worktops and spaces for appliances. From the utility there is beautiful contemporary bathroom with integrated bath, walk in shower, vanity washbasin and low level WC. From the first floor landing there are two good sized bedrooms providing rural views over the surrounding fields.

Externally there is a garage, a beautiful front garden accessed over the pathway, with a seating area and an array of flowers and a rear courtyard with potted plants and shrubs.

The fabulous location and amazing condition of this property makes for a rare opportunity which can only truly be appreciated by a visit.

A picturesque village just two miles from Whitley Bay, Earsdon sits on the border to Northumberland and opens the door to some of the area's loveliest countryside. Extremely popular with couples and families, this appealing village has its own conservation area, children's play park and a wonderfully historic church.

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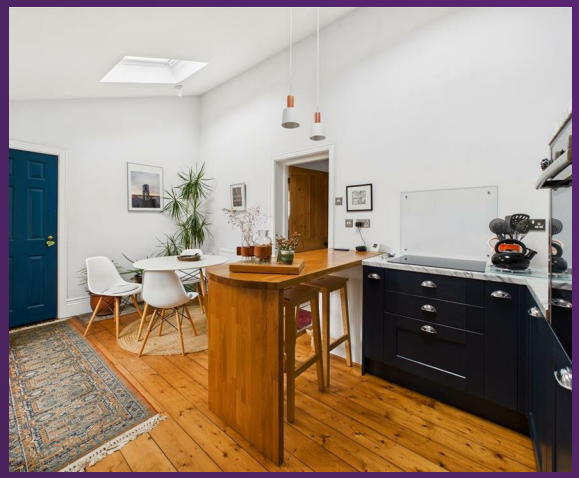
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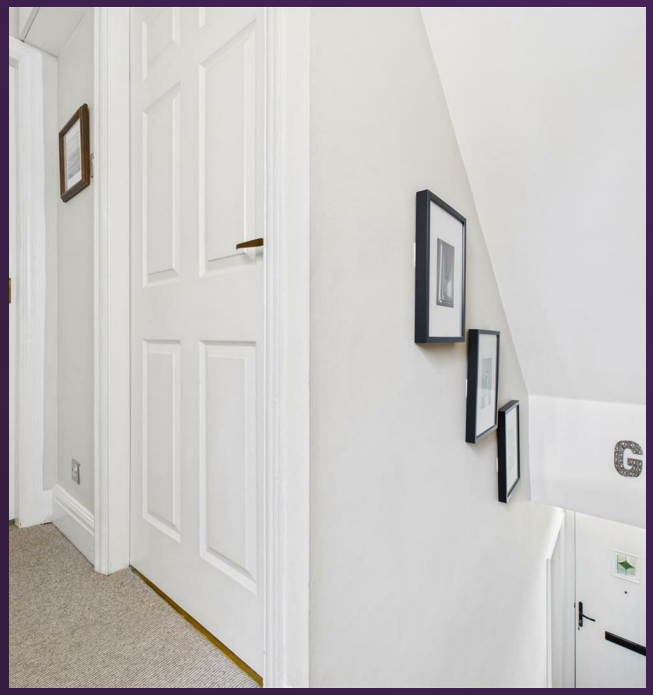


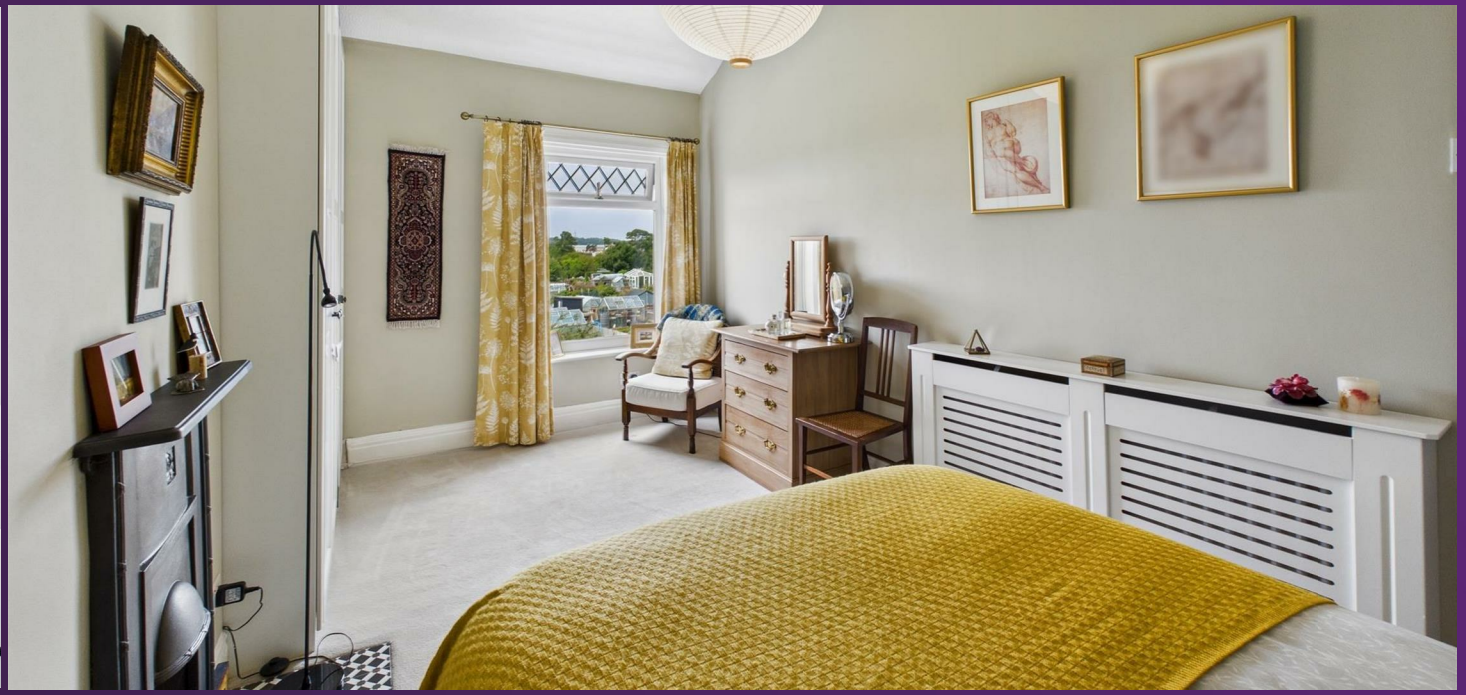




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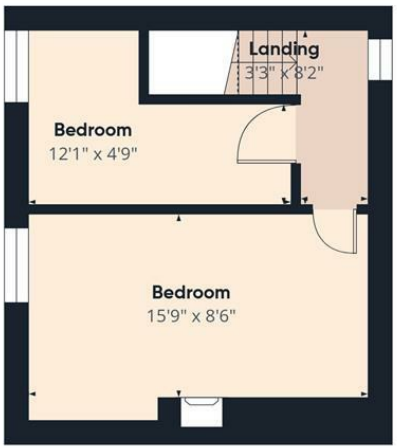
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area(1)

938 ft²

Reduced headroom

4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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